

ZONING ADMINISTRATOR HEARING AGENDA

**CITY OF NEWPORT BEACH
COUNCIL CHAMBERS – 3300 NEWPORT BOULEVARD
Wednesday, July 13, 2011
Regular Meeting – 3:30 p.m.
Jaime Murillo
Zoning Administrator**

NOTICE TO THE PUBLIC

HEARING ITEMS

- ITEM NO. 1.** Continued from June 29, 2011 Hearing
Masarik Senior Accessory Dwelling Unit – Minor Use Permit No. UP2011-019 (PA2011-101)
523 Aliso Avenue Council District 2
- SUMMARY:** A minor use permit to allow for construction of a senior accessory dwelling unit at an existing single-family residence in accordance with Chapter 20.48 of the Zoning Code. The property is located in the R-1 (Single-Unit Residential) District.
- RECOMMENDED ACTION:**
- 1) Conduct public hearing; and
 - 2) Approve Minor Use Permit No. UP2011-019 (PA2011-101) subject to the recommended findings and conditions.
- CEQA COMPLIANCE:** The project is exempt from environmental review pursuant to Section 15315, Class 15 (Minor Land Divisions) of the Implementing Guidelines of the California Environmental Quality Act.
- ITEM NO. 2.** Continued from June 29, 2011 Hearing
Temporary Modular Classrooms – Limited Term Permit No. XP2011-003 (PA2011-100)
798 Dover Drive Council District 3
- SUMMARY:** A limited term permit to install six 880-square-foot prefabricated, modular classroom units adjacent to the existing chapel building of the Newport Harbor Lutheran Church. The units will be installed in two phases of three units each and will be in place for greater than 90 days. The property is located in the PC-2 (Newport Harbor Lutheran Church) District.
- RECOMMENDED ACTION:**
- 1) Conduct public hearing; and
 - 2) Approve Limited Term Permit No. XP2011-003 (PA2011-100) subject to the recommended findings and conditions.
- CEQA COMPLIANCE:** The project is categorically exempt under Section 15311, of the California Environmental Quality Act (CEQA) Guidelines - Class 11 (Accessory Structures).

ITEM NO. 3. il Barone Ristorante – Conditional Use Permit No. UP2011-008 (PA2011-047)
4251 Martingale Way Council District 4

SUMMARY: Request to amend an existing use permit to upgrade the existing Type 41 On-Sale Beer and Wine ABC license to a Type 47 On-Sale General (Beer, Wine & Distilled Spirits) ABC License and to extend the operating hours from 9:00 p.m. to 11:00 p.m. No construction or building alteration is proposed. The property is located in the MU-H2 (Mixed-Use Horizontal 2) District.

**RECOMMENDED
ACTION:**

- 1) Conduct public hearing; and
- 2) Approve Conditional Use Permit No. UP2011-008 (PA2011-047) subject to the recommended findings and conditions.

CEQA

COMPLIANCE: The project is categorically exempt under Section 15301, of the California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities).

ITEM NO. 4. Corona del Mar Plaza Monument Sign - Modification Permit No. MD2011-007 (PA2011-057)
800 Avocado Avenue Council District 5

SUMMARY: A modification permit to allow the addition of a second Project/Tenant I.D. Monument Sign along MacArthur Boulevard for Corona Del Mar Plaza. The proposed sign is eight feet wide and eight feet in height, measured from the centerline grade of the adjacent street. The property is located in the CG (General Commercial) District.

**RECOMMENDED
ACTION:**

- 1) Conduct public hearing; and
- 2) Approve Modification Permit No. MD2011-007 (PA2011-057) subject to the recommended findings and conditions.

CEQA

COMPLIANCE: The project is categorically exempt under Section 15311, of the California Environmental Quality Act (CEQA) Guidelines - Class 11 (Accessory Structures).

This hearing is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Zoning Administrator's agenda be posted at least 72 hours in advance of each hearing and that the public be allowed to comment on agenda items before the Zoning Administrator and items not on the agenda but are within the subject matter jurisdiction of the Zoning Administrator. The Zoning Administrator may limit public comments to a reasonable amount of time, generally either three (3) or five (5) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this hearing, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. Please contact the Planning Division at least 48 hours prior to the hearing to inform us of your particular needs and to determine if accommodation is feasible.

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

Any writings or documents provided to the Zoning Administrator regarding any item on this agenda will be made available for public inspection in the office of the Planning Division located at 3300 Newport Boulevard, during normal business hours.

APPEAL PERIOD: Modification Permit applications do not become effective until 14 days after the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code.

Tentative Parcel Map, Condominium Conversion, Lot Merger, and Lot Line Adjustment applications do not become effective until 10 days following the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code.